

171.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,095,300 / 1,095,300

USE VALUE: 1,095,300 / 1,095,300

ASSESSED: 1,095,300 / 1,095,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YOUNG DENNIS T ETAL/ TRUSTEES
Owner 2:	YOUNG/GAUTHIER REVOCABLE TRUS
Owner 3:	

Street 1: 17 WACHUSETT AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: YOUNG DENNIS T -

Owner 2: GAUTHIER PAULA A -

Street 1: 17 WACHUSETT AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02174

NARRATIVE DESCRIPTION

This parcel contains 9,375 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Wood Shingle Exterior and 3591 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9375		Sq. Ft.	Site		0	70.	0.75	8									490,875						490,900	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							9375.000		598,900		5,500		490,900		1,095,300							
Total Card							0.215		598,900		5,500		490,900		1,095,300		Entered Lot Size					
Total Parcel							0.215		598,900		5,500		490,900		1,095,300		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		304.99		/Parcel: 304.9				Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED									
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date										171.0-0005-0004.0		Prior Id # 1: 113610									
2020	104	FV	598,700	5500	9,375.	490,900	1,095,100	1,095,100	Year End Roll	12/18/2019		Prior Id # 2:		Prior Id # 3:		Prior Id # 1:		Prior Id # 2:		Prior Id # 3:	
2019	104	FV	458,200	5500	9,375.	490,900	954,600	954,600	Year End Roll	1/3/2019											
2018	104	FV	459,200	5500	9,375.	434,800	899,500	899,500	Year End Roll	12/20/2017											
2017	104	FV	430,600	5500	9,375.	364,700	800,800	800,800	Year End Roll	1/3/2017											
2016	104	FV	430,600	5500	9,375.	364,700	800,800	800,800	Year End	1/4/2016											
2015	104	FV	383,700	5500	9,375.	315,600	704,800	704,800	Year End Roll	12/11/2014											
2014	104	FV	383,700	5500	9,375.	305,000	694,200	694,200	Year End Roll	12/16/2013											
2013	104	FV	399,300	5500	9,375.	290,300	695,100	695,100		12/13/2012											

BUILDING PERMITS										ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
10/19/1998	724	Redo Bat	1,500					REMODEL BATH	7/21/2018	Inspected	PH	Patrick H									
									6/14/2018	MEAS&NOTICE	BS	Barbara S									
									3/16/2009	Meas/Inspect	345	PATRIOT									
									11/8/2008	Measured	294	PATRIOT									
									12/20/1999	Meas/Inspect	243	PATRIOT									
									7/1/1991		PM	Peter M									

Sign: VERIFICATION OF VISIT NOT DATA / / /



